

## MEMO

Title: Village of Dobbs Ferry Planning Board , Planner Comments design team responses

Project: The Masters School Innovation and Entrepreneurship Center

Date: June 17, 2021

To: Valerie Monastra, AICP  
Nelson Pope Vooris

From: Jennifer Olson, AIA, LEED AP, Director, Marvel  
Cc: Edward Biddle, The Masters School

Upon receipt of the comments from Ms Monastra dated May 24,2021, the design team offers the following responses:

### General and Procedural Comments

Planner Comment:

1. SEQR. The Village Board declared itself Lead Agency and designated the project as an Unlisted action under SEQRA at its April 13, 2021 Village Board meeting. Uncoordinated SEQR review is being conducted. See SEQR comments below.
  - *Team response: Comment is noted.*

Planner Comment:

2. Site Plan Approval. This application requires Site Plan approval by the Village Board of Trustees and a recommendation by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing conducted by the Village Board will be required for Site Plan approval.
  - *Team response: The planning board has also scheduled a public hearing for July 1, 2021.*

Planner Comment:

3. Zoning. The Applicant provided a zoning table that asserts compliance with Table B-10 in the Zoning chapter. The Applicant should confirm that the calculation for lot coverage and impervious coverage were calculated based on the footnote in the table which requires that these coverages be calculated based on the net lot area following deductions for any designated open space.

- *Team response: The Masters School does not know of any designated open space assigned within the campus property, therefore our zoning lot coverage and impervious calculations are accurate as included on the plans.*

Planner Comment:

4. Architectural and Historic Review Board. This application will require Architectural and Historic Review Board approval and falls within the area covered by the Downtown Design Guidelines.
  - *Team response: Comment is noted. We request that the Planning Board to authorize us to go to AHRB following the July 1<sup>st</sup> public hearing.*

Planner Comment:

5. Local Waterfront Revitalization Consistency. The Village Board will need to make a consistency determination with the Village's LWRP per §300-52(D) as part of the final Site Plan approval. The Applicant has provided a Coastal Consistency Form.
  - *Team response: Comment noted.*

## SEQR/Environmental Review Comments

Planner Comment:

1. EAF Revisions. The following revisions are recommended:
  - a. Section B. Government Approvals – The Applicant should list that approval is required by the Architectural and Historic Review Board. It currently reads only a recommendation is required.
  - b. Question D.2.e states 0.38 acres of impervious coverage will be created as a result of the proposed project and Question E.1 states 0.2 acres of impervious surface. Please confirm which one is the accurate calculation.
  - *Team response: The current design reflects an increase of 0.33ac. impervious area. The revised EAF is submitted.*

Planner Comment:

2. Threatened or Endangered Species. The EAF identified the following threatened or endangered species: Shortnose Sturgeon and Atlantic Sturgeon. These species are related to the Hudson River and not the Project Site. However, a consultation with NYS DEC is recommended as part of this SEQR review.
  - *Team response: Comment noted. We will coordinate with the Village Planner to contact DEC for a consultation.*

Planner Comment:

3. Archeological Site. The Project Site is substantially contiguous to the Estherwood and Carriage House and is within an archeologically sensitive area. Consultation with SHPO is required as part of this SEQR review. Preparation of the SWPPP and coverage under a SPDES for General Construction Activities also requires consultation.

- *Team response: Comment is noted. Consultation with SHPO has started and we will update the Planning Board and Village staff during this process.*

Planner Comment:

4. Construction. The project will take 18 months to complete. The Applicant should provide additional information on construction impacts including daily truck trips and truck routes.

- *Team response: See the below response provided by Construction Manager, Yorke Construction Company:*

*The first month of the project will involve setting up a perimeter fence around the entire construction zone and a temporary site entrance will be created from Clinton Avenue. Inside a parking area/gravel driveway will be created over the existing ballfields with a truck wash station located adjacent to the entrance. The current plan was created to separate the public and students from the construction area as much as possible. For a visual image you can refer to the site layout on drawing C-502. Trucks will be using Broadway onto Clinton as the primary route through the Village.*

*Months 2 thru 5 of the schedule will focus on excavation and foundation construction. During this time earth moving equipment will be on site, dump trucks/delivery trucks will be entering and leaving the site along with concrete delivery trucks. We do not anticipate any situation where trucks will have to wait on Clinton Ave, there is a significant area within the site fence to house all waiting vehicles. Note - none of the excavation will require blasting or pile driving, so noise levels will be just like any other commercial site.*

*Months 6 thru 12 of the schedule will focus on the steel structure and skin/roof of the building. During this time, a truck crane will be present on site, the bulk of construction materials will arrive on flatbed trucks to be hoisted into place. Truck traffic during this period will be less intense, it will come in waves, at the peak we may have as many as 15 deliveries a day but the average over this period will be much less. Again, we do not anticipate any circumstance where trucks have to wait outside our fenced construction zone.*

*Months 12 thru 18 of the schedule will focus on the interior fit out of the building. During this timeframe, the bulk of materials will be delivered in box trucks, unloaded by forklifts and loaded directly into the building. Truck traffic will be constant with 4 – 8 deliveries arriving every day. Final site grading will commence in months 17 and 18, delivery trucks with gravel/dirt/topsoil will be arriving at the site.*

*During all phases of the work, the construction crews will be parking within the site fenced areas, so all vehicle traffic will use the same entrance on Clinton Ave.*

Planner Comment:

5. Excavation. Question D.2 of the EAF states that no excavation is required during construction. The Applicant should confirm that this information is accurate and if not please provide information on the proposed excavation and how much material is proposed to be removed from the site.
  - *Team response: EAF has been updated to indicate net cut of 2,950 CY.*

Planner Comment:

6. Stormwater. The project will disturb more than one (1) acre. The Applicant has provided a stormwater report and the Village Engineer will review it for compliance with Chapter 262, Stormwater Management and Erosion and Sediment Control.
  - *Team response: Noted.*

## Site Plan Comments

Planner Comment:

1. View Protection. The Applicant provided a view protection analysis as required by §300- 46(D). The analysis shows minimal view impacts to and from Estherwood Mansion and Carriage House. The proposed IEC would also be set back a substantial distance from Clinton Avenue (approximately 500 feet) and would not be visible from the surrounding public roadways.
  - *Team response: Comment is noted. View Protection analysis will be resubmitted for record for the July 1, 2021 public hearing.*

Planner Comment:

2. Parking. Parking requirements for educational uses are determined by the Board of Trustees during site plan review (Table C-1). The Applicant asserts that the proposed IEC will not cause an increase student enrollment or the need for additional faculty. Therefore, no new parking is needed for the development of this project. However, the Applicant should provide additional detail as to what will occupy the space that is currently occupied by the uses that will be housed in the new building.
  - *Team response: The IEC programs are currently housed on the ground floor of the dining hall, in spaces that were at one time valuable student reception, gathering, and recreation spaces. When the demand increased for the innovation and robotics programs, these*

*spaces were transitioned into academic spaces. Once these programs are moved into the proposed IEC building, the original purposes can be restored. There will not be a demand for new parking.*

Planner Comment:

3. Emergency Access. It is recommended that this plan be reviewed by emergency services to confirm the proposed building access and fire hydrants are adequate.
  - *Team response: The site plan has been submitted to the emergency services to confirm that the building access and fire hydrants are adequate. We will request a letter from the emergency services stating approval of the access and hydrant locations, which we will include as part of our final Site plan application.*

Planner Comment:

4. Lighting. The Applicant provided a lighting plan and noted that the lighting will comply with §300-41 of the Zoning chapter. The Applicant provided a photometric analysis that demonstrates the proposed lighting will comply with the zoning requirements.
  - *Team response: Comment is noted. Lighting plan analysis will be resubmitted for record for the July 1, 2021 public hearing.*

Planner Comment:

5. Landscaping. The Applicant provided a landscaping plan per §300-44 of the Zoning chapter. The Applicant proposes numerous native species in its planting plan. Periwinkle is on the “watch plant list” for the Lower Hudson Partnership for Regional Invasive Species Management. The Planning Board may want to consider recommending the Applicant replace this species with a native species.
  - *Team response: Comment is noted. The updated planting plan and proposed plant schedule will refer to the “Watch Plant List” for the Lower Hudson Partnership for Regional Invasive Species Management and remove all plants that are on this list, including periwinkle.*

Planner comment:

6. Trees. Tree removal will be required as a result of the proposed project and therefore, the Applicant will need a tree permit.
  - *Team response: Comment is noted. The project team will work with the Village regulatory agencies to ensure we follow all requirements for tree removals.*

Planner comment:

1. The proposed project type is listed in Table 2 of Appendix B of the NYSDEC SPDES GP-0-20-001. As a result, a SWPPP that includes post-construction stormwater practices shall be prepared. It

shall include the various items listed in GP-0-20-001, Part III, including drainage calculations, per the NYSDEC Stormwater Management Design Manual.

- *Team response: SWPPP will be provided as part of next submission.*